

# FOLKLANDS

HURLSTONE ROAD, SELHURST  
GUIDE PRICE £485,000

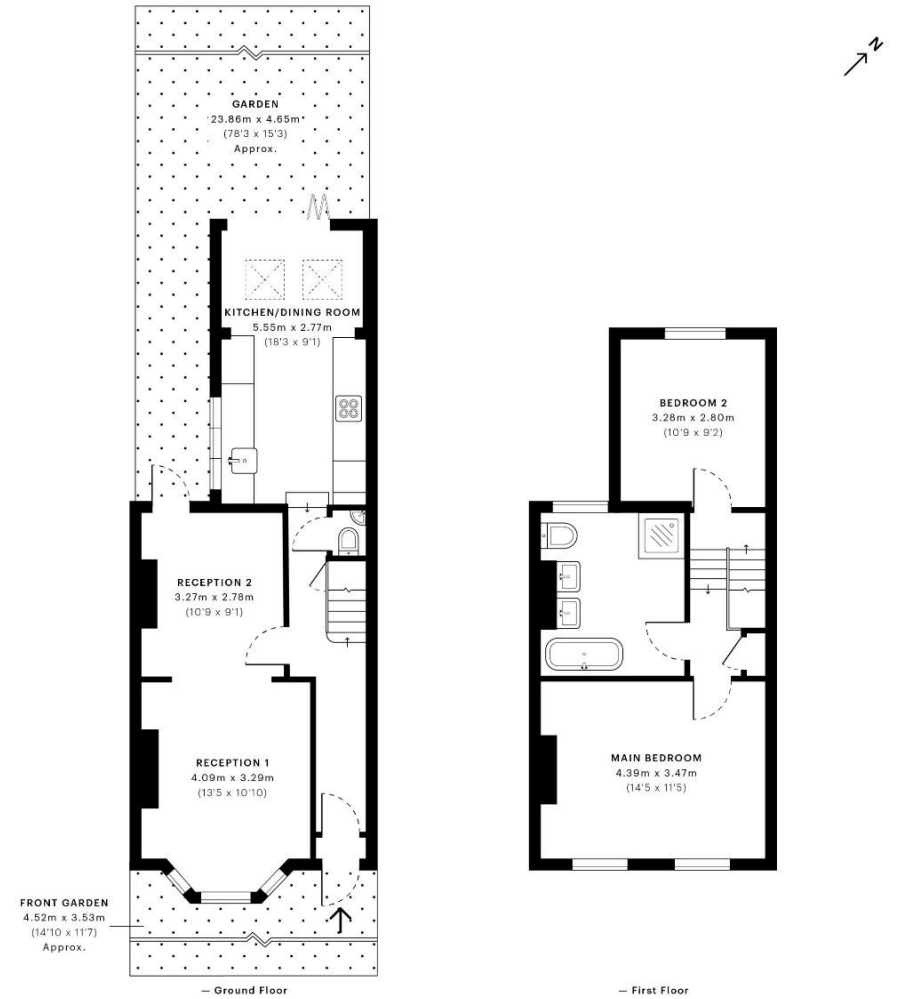












GROSS INTERNAL AREA (GIA)  
The footprint of the property  
86.06 sqm / 926.34 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
79.66 sqm / 857.45 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 83.37 sqm / 897.39 sqft  
IPMS 3C RESIDENTIAL 79.81 sqm / 859.07 sqft

SPEC ID: 62a0bc17dcaef20dbfd46e00

- ❖ TWO DOUBLE BEDROOMS
- ❖ PERIOD TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE REAR GARDEN
- ❖ LUXURY 18' KITCHEN WITH BI-FOLDING DOORS
- ❖ STYLISH FIVE PIECE BATHROOM SUITE
- ❖ 0.2 MILES FROM SELHURST TRAIN STATION
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ 0.7 MILES FROM NORWOOD JUNCTION
- ❖ EPC EER D



**\*\* Chain Free \*\*** A superbly presented two double bedroom period terrace house, situated within this popular residential road, conveniently located only 0.2 miles from Selhurst train station and 0.7 miles from Norwood Junction. Collectively, these stations offer frequent and fast services to numerous locations across London and the south of England.

This bright and airy home has been lovingly renovated by the current owners, it benefits from being fully double glazed, having a modern central heating system, beautifully maintained stripped wooden floorboards, it has a working wood-burner, and a down-stairs WC amongst many other things.

The accommodation comprises two double bedrooms, a stylish five-piece bathroom suite with his & her sinks and a walk-in shower cubicle, a bay-fronted living room with professionally installed wood-burner, a dining room with patio door, a contemporary 18' kitchen/breakfast room with bi-folding doors leading onto the patio, and a large well-tended private rear garden. The property also boasts a large loft space with scope to loft-extend (STPP).

Furthermore, this property sits a short distance from a number of local parks, is within the catchment of several primary schools, and is approximately half a mile from a wide range of conveniences located on South Norwood high street.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		